



WEST SHORES REALTY

## MOLD DISCLOSURE

Property Address: \_\_\_\_\_

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_

Current information indicates that all property is subject to conditions, which create mold and/or mildew conditions in and around structures. The existence of some types of mold may cause health problems for certain individuals. Some molds are not detectable by a visual inspection by a Broker or a home inspector. It is also possible that a property may have a hidden mold problem or conditions that may lead to mold of which the Seller/Landlord is not aware.

Buyer/Tenant acknowledges receipt of and reading of the Environmental Hazards Guide, Chapter VII – Mold.

Buyer/Tenant is advised to obtain the services of an environmental expert, who will conduct tests, including but not limited to an interior and exterior examination for airborne spores and a carpet test, and any other tests that may be deemed necessary. Broker advises that every Buyer/Tenant should have a mold test performed by an environmental professional, especially if any inspection reports or disclosure documents indicate the evidence of past or present moisture, standing water or water intrusion at the property.

All inspections, including those for mold should be completed within the time limits specified in the purchase contract. Any failure on the part of Buyer/Tenant to obtain all appropriate tests, including those for mold, is against the advice of Broker.

In the event Buyer/Tenant chooses not to have the inspection done, it is against the advice of Broker and its agents and Buyer/Tenant hereby acknowledges this advice.

Broker and its agents do not have expertise on the subject of mold contamination, and no statements made by any sales agent can alter this Disclosure or the advice contained herein. The signature of Buyer/Tenant on the Disclosure confirms that Broker has no further responsibility for protecting Buyer/Tenant against the possibility of mold contamination of the property or any resulting injury.

Seller: \_\_\_\_\_ Date \_\_\_\_\_ Seller: \_\_\_\_\_ Date \_\_\_\_\_

Buyer: \_\_\_\_\_ Date \_\_\_\_\_ Buyer: \_\_\_\_\_ Date \_\_\_\_\_